

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 34 Batman Street, Aberfeldie Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,930,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Aberfeldie

Period - From 01/10/2023

to 30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Brunel St ABERFELDIE 3040	\$1,930,000	09/11/2024
2	10 Knight St ABERFELDIE 3040	\$1,990,000	31/10/2024
3	25 Aberdeen St ABERFELDIE 3040	\$1,900,000	18/07/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/11/2024 10:28



 4  2  4

Property Type: House (Res)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,930,000
Median House Price
Year ending September 2024: \$1,900,000

Comparable Properties



17 Brunel St ABERFELDIE 3040 (REI)

Agent Comments

 4  2  3

Price: \$1,930,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 568 sqm approx



10 Knight St ABERFELDIE 3040 (REI)

Agent Comments

 3  1  1

Price: \$1,990,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 697 sqm approx



25 Aberdeen St ABERFELDIE 3040 (REI)

Agent Comments

 3  2  -

Price: \$1,900,000
Method: Private Sale
Date: 18/07/2024
Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655